

public hearing and because of the public hearing format it could not be debated except by PC. This looks to the public like the city is pushing something through without enough notice or comment.

- After the public hearing I was asked by people attending the hearing to explain what the reasoning was. I formally asked for a written explanation so that I could understand it myself but was refused. The PC chairman came to the following HRB meeting and verbally gave us the reasoning which included:
  - **SHPO recommended it.** No, SHPO did not recommend this. SHPO only recommended that some functions such as what they term “aesthetics – landscaping, signs” be done by PC so that HRB could focus on more permanent elements including materials and “citing” which refers to new construction or relocating buildings. And remember, SHPO only recommends – each city takes from their recommendations only what fits their own circumstances and policies.
  - **The legal element: PC has a city planner to provide staff reports for new construction.** Well, doesn't the city planner work for the city? In the past, HRB always has had a city planner's staff report for applications like new construction. There would be no difference in the cost – it would be the same report that she would furnish PC.
  - **The appeal process “If the HRB denies a new construction application”.** The same standards are to be used by both HRB and PC. If it is to be denied by HRB it would also be denied by PC. If appealed, either would go to the city council. Denials are issued by either body on the basis of findings of fact. The new standards are clear and easy to understand without interpretation, isn't that the point of this whole exercise?

By taking away HRB authority on new construction **you are sending a message to the public that you do not trust the board to make a correct decision.** The public expects that the Historic Review Board will not only follow the city code but will also reflect the importance of Aurora's historic context as it is spelled out in the Comprehensive Plan and policies.

- We urge you to retain the original language in this section or send this back to the PC and HRB for more discussion.

**Gayle Abernathy** Board Member, Special Designation and Standards for Colony Structures

It is vitally important that the city of Aurora protects the original Colony structures that remain and have language for both their designation and standards in place in this code. The current Guidelines protect Colony structures by:

- Prohibiting changes to all facades, not just visible facades
- Prohibiting additions, therefore keeping their original form
- Allowing only original paint colors
- Preserving original workmanship for which the Colony was known by repairing and rehabilitating rather than replacing.
- Retaining original features such as the Colony's original eave detailing.

It has been suggested that using the term Landmark will be sufficient, however:

- There are no special standards included in the code for landmarks, only a definition and a procedure for designating them.
- Aurora's current landmarks list includes Post-Colony structures which do not have the same unique architectural features as Colony structures. Post Colony structures, while they are important landmarks to Aurora's history; do not vary from other buildings of the same type throughout the broader local area or in the US itself. The code as proposed allows more liberal standards on these type of properties for paint, additions, and façade changes to the rear for instance. The HRB believes these allowances are justified.

Why it is important to highlight Colony structures:

- The Comprehensive Plan specifically addresses the significance of the Aurora Colony to the city's identity, vision, growth, and quality of living on 9 different pages.
  - The Colony's historic character is a vital part of the city's plans to enhance community livability and economic expansion as stated in the Comp Plan on its opening page.

- The Colony's architecture is the visual remainder of the Colony's history and is unique in that it is the largest collection of its type in the Northwest.
- The national historic district designation is based on the history and architecture of the Aurora Colony. The original colony was one of the nations most socially and economically successful 19<sup>th</sup> century experiments in communal Christian living.
- Aurora has become a national destination for heritage tourism contributing to the city's economic vitality.
- In its Vision Statement, the city's foundation document is based upon preserving and enhancing this historic legacy and village atmosphere.

There are twelve Colony structures within the city's historic overlay zones. We believe these important structures need to retain the protection they now have in our current Guidelines. The HRB chairman has submitted a draft of Design Standards for Aurora Colony Structures to the Planning commission in the same format as our new code. It has never been discussed by them but is a lot of work already done and this could be included with very little extra effort

**Patrick Harris** Museum Curator, these are well stated points I will address Planning Commission there are open spaces within the city let's look at how difficult it would be to address these. This is not something that the Board could not address they have been doing so for years quite successfully. It was brought up by Councilor Graupp and there really was not a lot of time to address it. I ask the Council not to pass the document at this time and to send it back to Planning so some of these issues could be resolved.

**Mella Frazier Board Member**, Change in our Sidewalk Standard for Historic District

Section 17.40.130 Public Right of Way  
A.1. and B.1

It has been changed to "trowelled edges are required"

We have been gradually building and replacing hundreds of feet of sidewalks with the design that was offered by the city's contracted designers and accepted by the city, county and state over the last dozen years at a cost of hundreds of thousands of dollars. Currently almost 20 blocks plus two islands are using the current standard which represents about ¾ of the commercial historic overlay.

Our current design: The design consists of a plain crosswise broom finish with scoring into squares measuring 24-36" with no trowelled edges. This was designed to be a reasonably priced alternative to traditional brick sidewalks which were never used in Aurora.

There have been no safety issues as a result of this design. The proposal increases costs as well as it will not look compatible with the existing design.

**Mera Frochen** Board Member, I have nothing to read simply here for support.

**Wakeley**, contributing and non-contributing structure identification was started by SHPO You have control of interpretations.

**Joseph Schafer** Commission, to address the sidewalks, currently we have a broom finish and the edges are not trowelled and my concern is a tripping issue. You now have a sharp corner. So by requiring a trowelled edge you now have a rounded edge and I believe it takes away the tripping hazard.

So it has been suggested to trawl the edge and then fully broom over the top so there is no smooth edge section.

**Townsend**, I do not think at this point we should be changing what we are already doing. I disagree that this is a tripping hazard.

**Mayor Taylor** this is a debate for later.

**Chairman Schaefer**, taking away authority from HRB on new construction this didn't come out of left field this came out SHPO comments many cities don't handle signs, paint, and landscape. This was something that was brought out in the public meeting and it could have been discussed.

Any more testimony, hearing none.

Mayor Taylor closes the public hearing at 7:59 pm

Mayor Taylor opens the floor to the councilors for deliberation,

**Councilor Graupp** The Planning Commission along with the Historic Review Board has been working on this document for a year or so now and they have presented a very clear and precise document.

A few years ago SHPO completed an inventory that used the contributing and non contributing distinction the Planning Commission using this distinction took the Historic Guidelines and made it easier to understand in some areas it relaxed the issues and in some it made the rules much stricter.

**Graupp**, secondly if an application is heard through the HRB and a decision is appealed it would then go straight to Council. Land use decisions should be heard by the Planning Commission the Historic Board should recommend to them and if an appeal is filed it would then go to council.

**Graupp** recommends 17.16.030 PG 405 section D no member should reside on any other board. I would like to see this removed so we are in better alignment with the comp plan.

City Attorney **Koho** I think this exempts city council.

**Wakeley** there is a distinction for HRB in the comp plan statement, regarding the makeup of the board.

**Koho**, I think that there is a problem with council being on the HRB especially since they are on the appeal board.

**Councilor Sahlin**, if we send it back to PC will we have to go through the public hearing process again. **Wakeley**, You can state a time and place to go through this again following the review by the PC.

Not sure that I am so worried about sidewalks, however I do have concerns on new construction.

**Wakeley** this is an unwritten rule that it would go to HRB for comment. Also the PC has to follow the same Title 17 criteria as would HRB for new construction.

**Councilor Vlcek** back to D,

**Sahlin**, answer to my own question on SHPO comments, pg 404 section 17:16:20 B  
Pg 409 we have really essentially added responsibilities to the HRB not taken them away.

**Councilor Brotherton** we are trying to streamline this issue.

**Graupp**, I was asked by a citizen in regards to section 17.40.50 pg 446 on sky lights on the rear of a building or where they would be unseen. I spoke to SHPO about this issue since they were not visual their comments were that it would be allowed. For Commercial only and on a contributing structure. Councilor Sahlin maybe only on flat roof.

No more comments

**Mayor Taylor** an enormous amount of work has gone into this document I think a lot of great things have been done here. I had hoped that both entities would be at a better accord and agreement. If it was up to me I would send it back and have these items fixed however it's up to the entire council.

1. First do we consider removing the word appoint yes it is agreed by all.
2. Sky lights no, I think we need more discussion on this.

So we are looking at

Motion to adopt the staff report and direct staff to prepare an ordinance approving Legislative Amendment 13-01: with revisions stated to remove the word appoint and to continue discussion on sky lights was made by Councilor Brotherton and seconded by Councilor Graupp. Passes Unanimously. Staff is directed to draft and Ordinance.

6. **Discussion with Traffic Safety Commission**, none

7. **Reports**

A. **Marion County Deputy Report – (included in your packet)**

- **Reads his report as presented**
- **National night out was a success**
- **I would like to get watch groups**

**No more questions from Council.**

- **Finance Officer's Report – Financials** ( included in your packets)
  1. Revenue & Expense Report
  2. Letter of intent to retire

- Spring Book training for \$175.00 an hour is a great deal
- **Public Works Department's Report** – ( included in your packet)
  1. Monthly Status Report (Storm Water)
  2. Monthly Status Report (Water),

You can see where some (water) came back according to my report. We are gaining a little ground.

- A. **Waste Water Treatment Plant Update** (from Otis Phillips, (included in your packet)
- B. All good, no problems currently I am getting an estimate on software to check on the plant from home to save me from driving in every Saturday and Sunday.

**Reuse plan bring in some options at the next council meeting.**

**No questions from Council.**

- **City Recorder's Report** (included in your packet) , Reads her report as presented there were no questions from the Council.
- **City Attorney's Report** – (not Included in your packet)
  - **Ordinance later on in the agenda**

## **8. Ordinances and Resolutions**

### **A. Discussion and or Action on Resolution Number 676 a Resolution On volunteer Workman's Comp.**

Motion to approve Resolution Number 676 was made by Councilor Graupp and is seconded by Councilor Vlcek with the additions of number 2 and 3. Motion Passes Unanimously.

**B. Discussion and or Action on Ordinance 471 On Making Water Conservation Plan Mandatory yearly.** No motion or consideration was made however a discussion did ensue.

**Mayor Taylor** explains that he put in place a level 3 all exterior band on watering. It is my intention to move it to a level 2 this comes out of the water conservation plan with these changes To make mandatory odd even, would be under permitted use, sprinklers 10 minutes per zone in 24 hour period. No watering between 10 am and 6 pm complete ban on pools, washing sidewalks, or houses unless there is a safety issue. Until October 1<sup>st</sup> 2013

**Councilor Sahlin** what about washing vehicles well that is up for discussion, it is decide to ban washing vehicles.

Councilor Vlcek what about a specific zone ban. I think that it's good that citizens are policing one another that way the ban should help.

Mayor Taylor proposes a question about charging high users more. Nothing comes of this question.

It is the consensus of the council to approve the outline as presented to council stated by Mayor Taylor.

- C. **Discussion and or Action on Ordinance 472 on Making a Water Usage Cap and Accessing a Possible Fee.** This Ordinance was not considered.

9. **New Business**

- A. **Discussion and or Action on Legislative Amendment 2013-01 (LA-13-01)**

Motion to adopt the staff report and direct staff to prepare an ordinance approving Legislative Amendment 13-01: with revisions stated to remove the word appoint and to continue discussion on sky lights was made by Councilor Brotherton and seconded by Councilor Graupp. Passes Unanimously. Staff is directed to draft and Ordinance.

10. **Old Business**

**Discussion and or Action on LED Proposal from PGE,** Councilor Sahlin and I met with PGE we chose the top one (Leo Tek),

**Councilor Vlcek,** I am still not clear on which poles are being replaced (all)

1. Except the acorn style because they do not have the technology to so as of yet and the bridge remains ours. Lumens there are different lights and different light appear differently so I would suggest that they be uniform across the board.

2, How do we get the money? We will receive a credit in the street fund. We will see it in about a year. They won't cut us a check it will be as a credit.

Motion to authorize the Mayor to sign the agreement and to ask for them to be uniform across the board is made by Councilor Graupp and seconded by Councilor Brotherton. Passes Unanimously.

- B. **Discussion and or Action on Consideration on Eddy Property Proposal.**

**As presented by City Attorney Dennis Koho as follows;**  
Mayor Taylor and Members of the Council:

I met with Mr. Eddy today to see if there is any way in which we could agree on steps he could take to avoid fines. I told him I could agree to nothing, but could discuss possibilities and forward them to the Council for consideration. His biggest problem is time. He will be out of state for about a month starting in early August. He wants to reach agreement, if possible, before then. Here is what he can agree to at this point:

- A five-year agreement, signed by both parties
- The basement would be covered by a camouflage tarp or the existing metal top, at the Council's option
- Underlying wood would be inspected to make sure it has at least five years of life remaining
- The top (tarp or metal) would be covered by bark dust
- The bark dust would be maintained in good condition during the life of the agreement
- Fencing exists on three sides of the property now. He will fill in the remaining side with arborvitae or cedar at the Council's choice and approved fencing.
- Completed by October 15
- Fines and enforcement to be stayed until October 15. If not completed on time, fines would be backdated to the original date of enforcement.

Because he will be leaving town soon, he needs to have some idea if this proposal will be acceptable. If not, what will be acceptable? The Council may not meet via email, but you can discuss concerns with staff. Staff can come to some conclusion about the Council's position and relay it to Mr. Eddy. Formal resolution will need to be in open council session at your next meeting.

Very little discussion by council on the proposal,

A motion is made by Councilor Vlcek to reject the proposal and seconded by Councilor Sahlin. Motion Passes Unanimously.

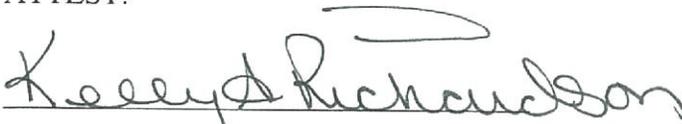
## 11. Adjourn

A motion to adjourn the August 13, 2013, meeting at 9:27 p.m. was made by Councilor Vlcek and seconded by Councilor Sahlin and passed unanimously.



Bill Graupp, Acting Mayor

ATTEST:



Kelly Richardson, City Recorder

**City of Aurora**  
**HISTORIC REVIEW BOARD**  
**Application for Certificate of Appropriateness**

**PROJECT INFORMATION SHEET**

**IMPORTANT:** In order for your application to proceed in a timely basis, this form and the required attachments **MUST** be completed in full. If your application is incomplete, no decision will be made and your request will be delayed. Please turn the complete application in at least **ONE WEEK** prior to the meeting (4<sup>th</sup> Thursday of each month) so that board members can become familiar with your property and project. It is helpful, but not required, if you can attend the meeting.

You will need to refer to the *City of Aurora Guidelines for Historic District Properties*, which may be obtained from City Hall.

Name John & Sarah Marvin Date Sept. 18<sup>th</sup> 2013  
 Business name (if applicable) \_\_\_\_\_  
 Physical address Airport Rd., Aurora OR  
 Mailing address 601 W. 15<sup>th</sup> St. Unit 3, Klamath Falls, OR 97631  
 Phone 503-703-9544 email jmsmarvin@yahoo.com  
 Type of project(s) List all \_\_\_\_\_  
Busid residence on airport Rd.

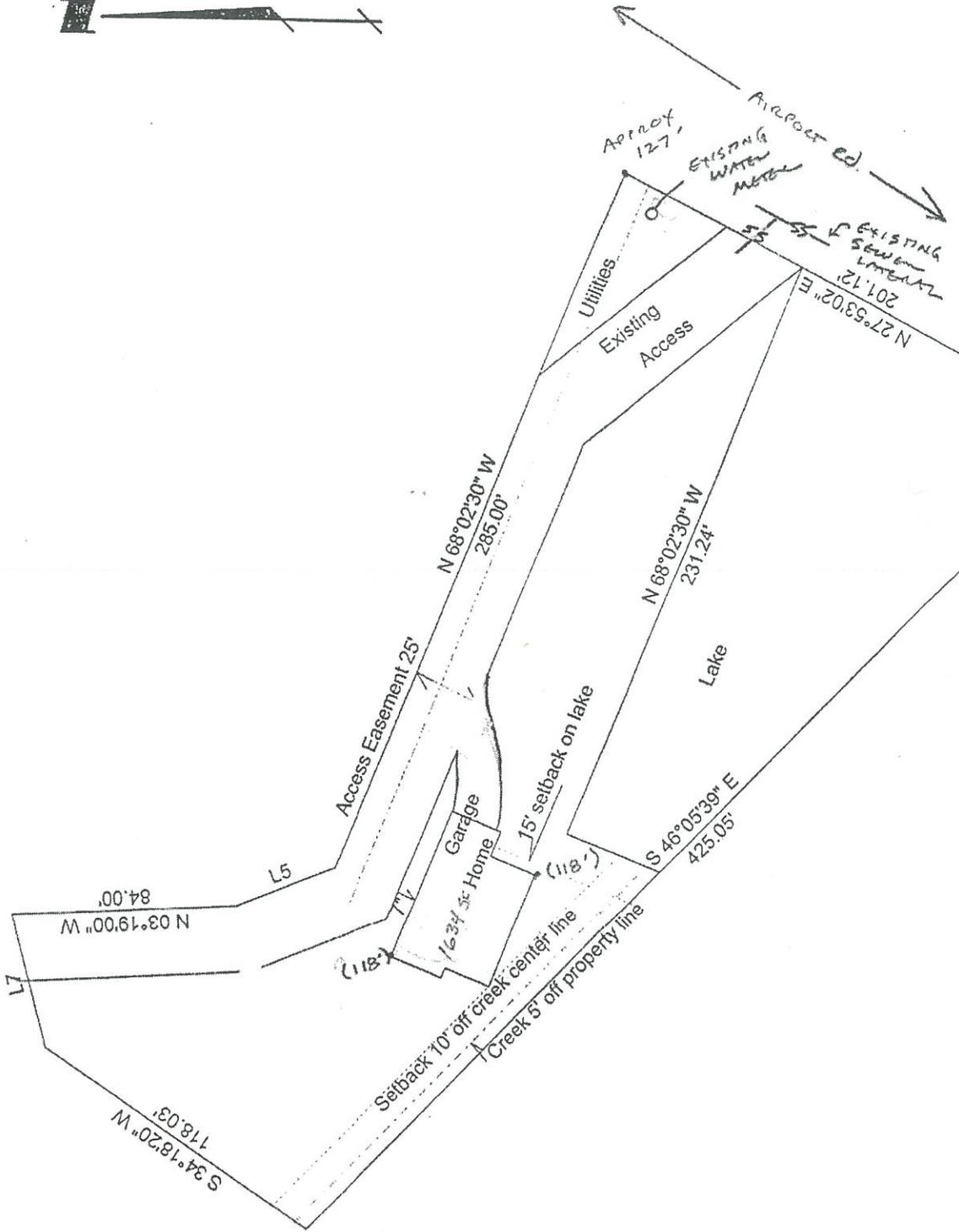
**Zoning:**  Residential  Commercial  
**Type structure:**  House  Commercial  Church  
**Style:**  Colony  Victorian  Craftsman  
 Ranch  Contemporary  
 Other (describe) \_\_\_\_\_

**Project specifics:**  
 **Painting:** base color \_\_\_\_\_ mfg/number \_\_\_\_\_  
 trim color \_\_\_\_\_ mfg/number \_\_\_\_\_  
 trim color \_\_\_\_\_ mfg/number \_\_\_\_\_  
 Guidelines used. Item/page(s) \_\_\_\_\_

*Please bring samples of colors you propose to use.*

*N/A*  **Fencing:**  Picket  Stock  Privacy  
 Other (describe) \_\_\_\_\_  
 Dimensions: Height \_\_\_\_\_ Length \_\_\_\_\_  
 Color \_\_\_\_\_  
 Material \_\_\_\_\_  
 Location (as shown on site plan) \_\_\_\_\_  
 Guidelines used: Item/page(s) \_\_\_\_\_





Trout Farm Foundation Plan

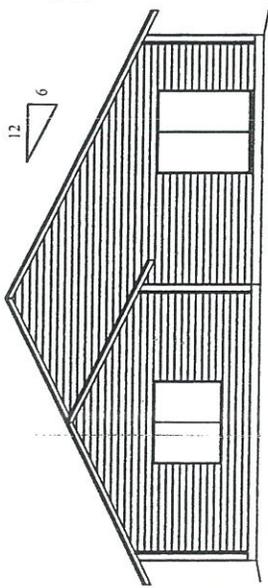
John Marvin

Adair Homes Plan

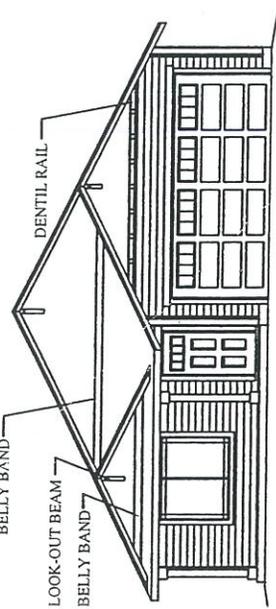
DATE: 4/13/2013

SCALE: 1" = 60'

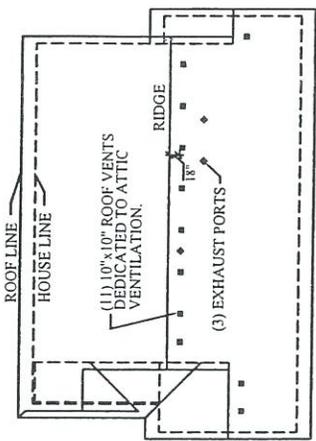
DRAWN BY: A. Manuel



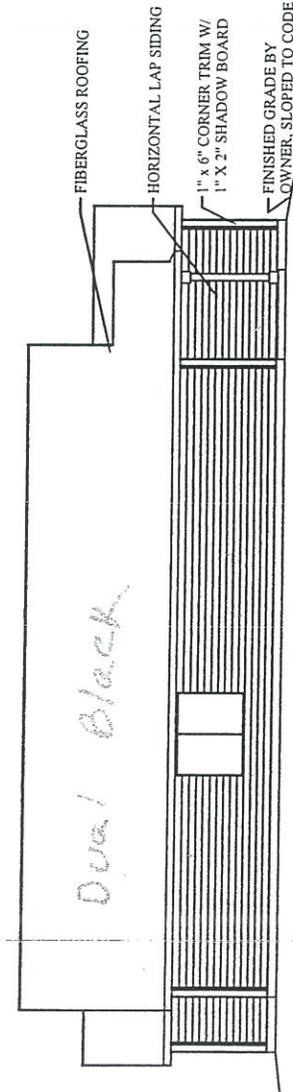
BACK ELEVATION



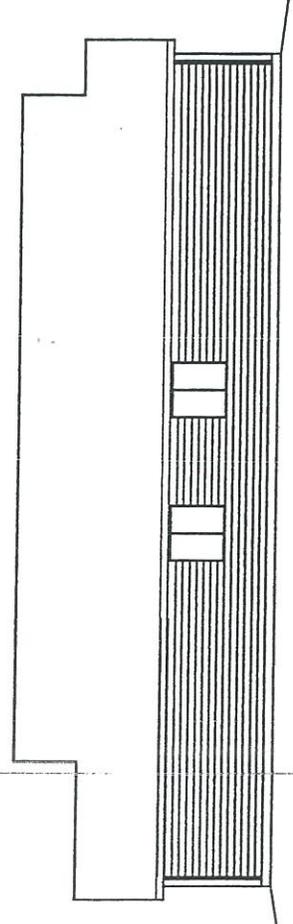
FRONT ELEVATION



ROOF PLAN



LEFT ELEVATION



RIGHT ELEVATION

**GABLE SIDING CHOICE**

SHINGLES     BATTS

**EXTERIOR SIDING & TRIM SPECIFICATIONS FRONT ONLY**

- Siding on walls - LP Smart Siding 3/8" thick X 8" wide horizontal lap siding.
- Siding in gables where shown on plans - fiber cement, Hardi shingle w/ straight bottom edge or LP Smart Panel plain siding with 4/4 X 2 LP Smart Trim vertical batts at 16" OC.
- Dentil rail for designated shingled gable ends - 5/4 X 6 LP Smart Trim back band, 4/4 X 3 LP Smart Trim cap (metal head flashing to match), and 2 X 4 primed cedar blocks.
- Belly band at the bottom of eyebrow gable on front elevation - 5/4 X 6 LP Smart Trim. (Metal head flashing to match.)
- Look-out beam at peak of designated gable ends - 4 X 6 cedar beam, 4 X 4 cedar angled brace, and 2 X 4 cedar back plate.
- Window on front elevation only - 5/4 X 4 LP Smart Trim all sides. On grouped windows the vertical center mullions will be 7/16" LP Smart Panel plain siding ripped to fit the width between windows.
- Window Grids - Integral window grids in perimeter style configuration (Prairie Frame) for all windows on front elevation only.
- Garage and Front Entry Door trim - 5/4 X 4 LP Smart Trim each side and 5/4 X 6 LP Smart Trim Header. Header overhangs siles 1 1/2" on each end. (Does not apply to other exterior doors.)

*Sarah Reynolds*  
Signature

9-6-13  
Date

*[Signature]*  
Signature

9-6-13  
Date

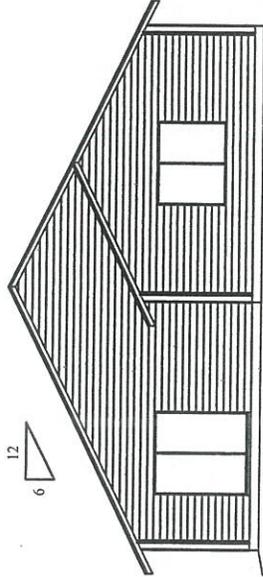
**NOTE:**

ACTUAL ELEVATIONS SHALL BE DETERMINED BY SITE GRADES AND OTHER CONSIDERATIONS

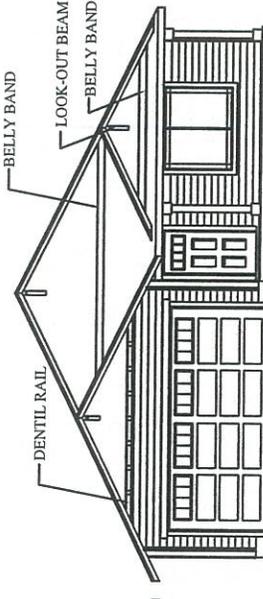


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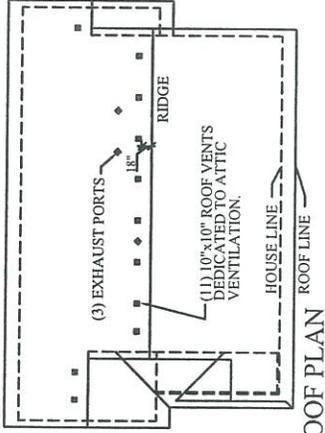
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6



BACK ELEVATION



FRONT ELEVATION



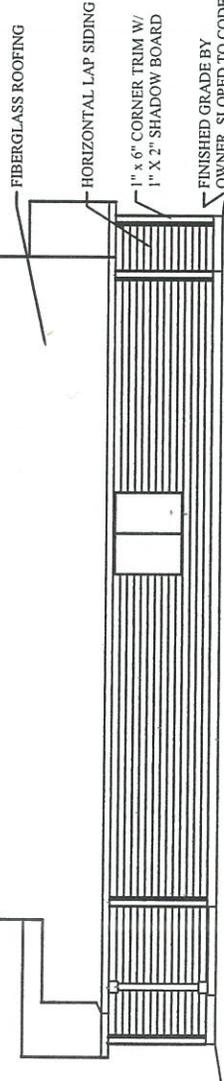
ROOF PLAN

GABLE SIDING CHOICE

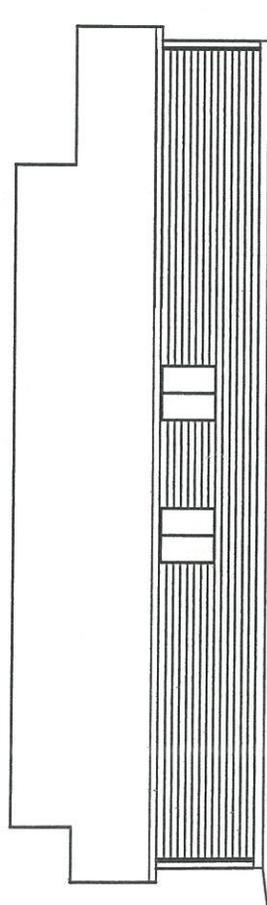
- SHINGLES     BATTS

EXTERIOR SIDING & TRIM SPECIFICATIONS FRONT ONLY

- Siding on walls - LP Smart Siding 3/8" thick X 8" wide horizontal lap siding.
- Siding in gables where shown on plans - fiber cement. Header shingle w/ straight bottom edge or LP Smart Panel plain siding with 4/4 X 2 LP Smart Trim vertical batts at 16" OC.
- Dentil rail for designated shingled gable ends - 5/4 X 6 LP Smart Trim back band, 4/4 X 3 LP Smart Trim cap (metal head flashing to match), and 2 X 4 primed cedar blocks.
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RIGHT ELEVATION



LEFT ELEVATION

NOTE:

ACTUAL ELEVATIONS SHALL BE DETERMINED BY SITE GRADES AND OTHER CONSIDERATIONS



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INCREDIBLE WHITE SW 7028

2011

Trim

Lipper  
Shingles

FOOTHILLS SW 7011

TT19



Main  
Body

1634

PLAN NO. 1634

1634 SQ. FT.

3 BEDROOMS, 2 BATHS

please see original color examples -  
they didn't copy well



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<sup>1</sup>See Limited Warranty and shingle application instructions for complete information.

Color Featured: Harvard Slate



Cambridge 30 AR Super White shingles meet ENERGY STAR® requirements.

Product Available	Energy Star Qualified	Meets U.S. Green Building Council (USGBC) Green Label Plus	Meets U.S. Green Building Council (USGBC) Green Label	Meets U.S. Green Building Council (USGBC) Green Star
Dual Black	✓	✓	✓	✓
Charcoal Grey	✓	✓	✓	✓
Dual Black	✓	✓	✓	✓
Weatherwood	✓	✓	✓	✓
Harvard Slate	✓	✓	✓	✓
Wheatwood	✓	✓	✓	✓
Super White <sup>11</sup>	✓	✓	✓	✓
Driftwood	✓	✓	✓	✓
Aged Redwood	✓	✓	✓	✓
Earlstone Cedar	✓	✓	✓	✓
Rivera Red	✓	✓	✓	✓
Forest Green	✓	✓	✓	✓
National Blue <sup>12</sup>	✓	✓	✓	✓